

## MEETING RECORD

**NAME OF GROUP:** HISTORIC PRESERVATION COMMISSION

**DATE, TIME AND PLACE OF MEETING:** Thursday, October 17, 2013, 1:30 p.m., Conference Room 214, 2<sup>nd</sup> Floor, County-City Building, 555 S. 10<sup>th</sup> Street, Lincoln, Nebraska

**MEMBERS IN ATTENDANCE:** Tim Francis, Jim Johnson, Berwyn Jones, Liz Kuhlman, Jim McKee and Greg Munn; (Jim Hewitt absent). Marvin Krout, Ed Zimmer, Stacey Groshong Hagemen and Teresa McKinstry of the Planning Department. Audrey Mohr of the Nebraska State Historical Society; Jordan Pascale of the Lincoln Journal Star and other interested citizens.

**STATED PURPOSE OF MEETING:** Regular Historic Preservation Commission Meeting

Chair Greg Munn called the meeting to order and acknowledged the posting of the Open Meetings Act in the room.

Munn then requested a motion approving the minutes for regular meeting held September 19, 2013. Motion for approval made by Jones, seconded by Francis and carried 4-0: Francis, Jones, McKee and Munn voting 'yes'; Johnson, Kuhlman and Hewitt absent.

The opportunity was then given for persons with limited time or with an item not appearing on the agenda to address the Commission. No one appeared.

### **APPLICATION FOR A SPECIAL PERMIT FOR HISTORIC PRESERVATION AND FOR A CERTIFICATE OF APPROPRIATENESS FOR WORK AT THE LEWIS-SYFORD HOUSE, 700 N. 16<sup>TH</sup> STREET**

#### **PUBLIC HEARING:**

**October 17, 2013**

Members present: Francis, Johnson, Jones, Kuhlman, McKee and Munn; Hewitt absent.

Ed Zimmer explained that this request is for special permit which would allow five individuals to reside in the Lewis-Syford house. The house is configured as a single family home. Only three unrelated individuals can live together in one dwelling unit, by Lincoln Code. This house can accommodate five bedrooms. A family member is living in the house and will serve as on-site manager. The special permit request for five residents, regardless of family relationship, is in some aspects more restrictive than typical single family zoning, which is unrestricted as to number of residents. Zimmer explained that in the R-7 zoning district, a parcel of this size could have as many as 25 dwelling units. This property is surrounded by sororities, fraternities and dormitories. The requested occupancy is similar to that of one of the suites in adjacent dormitory. There is parking on

site which could readily accommodate five residents.

Munn asked if there were changes to the floor plan. Zimmer replied that nothing changes except the removal of a bathroom, which intruded on a portion of the original kitchen.

Jones asked if there are bedrooms in the basement. Zimmer replied there are not.

Zimmer provided a letter from Sartore (attached). He wants to position the house so it has a long future. The easement recommendation made by Historic Preservation Commission would join this application at Planning Commission and go onto City Council. The Sartores have done a lot of work to make the house habitable again.

Munn likes the idea that this proposal doesn't have a ton of people that affect the load on the house.

Johnson likes this. If the Sartores someday sell property, would the new owners have a right to the Special Permit? Zimmer replied that the special permit runs with the property. If a new owner accepts the conditions and requirements, the special permit would apply.

Munn thinks the future of this house has been questionable. He feels that this is about the best outcome imaginable, without someone adopting the house with an endowment for a museum or something. It is one of the oldest houses in the city.

**ACTION:**

Jones moved approval of a special permit for historic preservation use of the Lewis-Syford House and premises for a residence occupied by up to five unrelated individuals, subject to the approved site plan and with the condition that architectural details for alterations to existing buildings and any future new construction alterations to the proposed site plan must be submitted and approved by the Historic Preservation Commission, seconded by Johnson and carried 6-0: Francis, Johnson, Jones, Kuhlman, McKee and Munn voting 'yes'; Hewitt absent.

**APPLICATION FOR A SPECIAL PERMIT FOR HISTORIC PRESERVATION AND FOR  
A CERTIFICATE OF APPROPRIATENESS FOR WORK AT THE LITTLE-ATWOOD  
HOUSE, 740 SOUTH 17<sup>TH</sup> STREET**  
**PUBLIC HEARING:**

**October 17, 2013**

Members present: Francis, Johnson, Jones, McKee and Munn; Kuhlman and Hewitt absent.

Trevor Hull with Erickson Sullivan Architects appeared on behalf of the owners. He explained they are working on turning this house, which used to be a bed and breakfast, into a sorority. Sororities are allowed in the R-7 zoning district, but the planned occupancy of 15 people would require 15 stalls on-site or within 600 feet. (Zimmer noted the

requirement is .75 stalls per occupant, or 12 stalls.) On site there are currently four stalls and a carriage house with three stalls. They are requesting a reduction of the required parking to match the on-site parking.

As a landmark property, certain changes require Historic Preservation Commission approval. They are requesting removal of two cedar trees on the south side that block views of the house. He has also suggested and the owners agree, that the tall hedge on the south and west sides of the property should be retained, but trimmed.

Originally, the owners had requested removal of a brick fireplace near the northwest corner of the lot, to open another parking stall. They withdrew the request for the parking stall when it was pointed out that the stall would be in the front yard. They are still asking for advice on the fireplace which is leaning pretty badly. Zimmer is not sure of when the fireplace was installed, but does not believe it dates from the times of either of the first two owners.

Hull pointed out that the project requires an additional exit from the upper floors of the building. It seems more prudent to add an exterior stair instead of adversely impacting the main dining room inside of the building. The suggestion would involve turning a north window into a door. The primary facade faces west and the other street facade, to the south, is also prominent and significant. The north facade is as inconspicuous a placement as this site allows. Hull proposes holding the edge of the stair back from the west facade.

Francis would suggest some landscaping to screen the view of the stairway. Hull replied that the stairs will be painted white and he is more than agreeable to installing some landscaping.

Hull further explained that they haven't looked at signage, except for a temporary banner hanging from the front. A permanent sign would come back to Historic Preservation Commission for review.

McKee believes the stairs seem out of character.

Jones wondered about the stairs mimicking something already on the house. Hall replied that they could do newel posts like at the north ground level entry but, in general he would recommend as simple a stair as possible, without trying to create a false historic appearance. Munn agreed with that approach.

Zimmer noted this is already a landmark and the Commission can review and act on the proposed changes. The Special Permit will go on to the Planning Commission, with this commission's recommendation. Zimmer recommends the sign be included only as a condition requiring further review by Historic Preservation Commission of the final design of the sign--normal commission review.

Zimmer also noted that the owners have reached an arrangement with First Presbyterian for shared use of church parking, except on Sunday mornings. This “non-concurrent” parking arrangement would not fully meet the typical requirement of the R-7 district for sororities, prompting this special permit request.

**ACTION:**

Jones moved approval of a Certificate of Appropriateness for installation of the fire escape/stairway, removal of the two trees indicated, a future sign if approved by Historic Preservation Commission, and removal of the fireplace, seconded by Johnson.

Jones doesn’t believe the fireplace has any historic value and it seems to be deteriorating.

Zimmer noted that the design takes into account significant interior features.

Motion for approval carried 5-0: Francis, Johnson, Jones, McKee and Munn voting ‘yes’; Kuhlman and Hewitt absent.

Johnson moved approval of the special permit for historic preservation use of the Little-Atwood House as a sorority of fifteen residents utilizing available on-site parking stalls, and one sign of up to 20 square feet, subject to the approved site plan and with the condition that architectural details for alterations to existing buildings and any future alteration to the proposed site plan must be submitted and approved by the Historic Preservation Commission, seconded by Jones and carried 5-0: Francis, Johnson, Jones, McKee and Munn voting ‘yes’; Kuhlman and Hewitt absent.

**APPLICATION BY JOHN BRUNER FOR A CERTIFICATE OF APPROPRIATENESS FOR WORK AT 727 R STREET AND ADJACENT ROWHOUSES OF “OPTION 13” IN THE HAYMARKET LANDMARK DISTRICT**

**PUBLIC HEARING:**

**October 17, 2013**

Member present: Francis, Johnson, Jones, McKee and Munn; Kuhlman and Hewitt absent.

Zimmer presented the new drawings submitted for the property. The stonework columns continue farther up the building. The shingles are two shades of gray.

Jones thinks this is still a lot of materials, but a move in the right direction.

Munn questioned the material under the metal panels. Bruner replied they are fake brick panels.

Zimmer thinks the panels read like wooden shake shingles in the rendering, but they are not. It is a metal product. It is a much cleaner product. There is a structural problem. The property is half in the Haymarket District. Review of the whole building seemed logical.

This is a new building being rehabbed. The commission is reviewing for general compatibility. When the district was drawn, there was a structure on the east part of the property. Building lines have since changed.

Munn stated that metal panels are an old product. He questioned why they aren't using more brick or stone. Bruner replied they don't have the footings to support a heavy product.

**ACTION:**

Francis moved approval of a Certificate of Appropriateness to modify the siding material as presented, seconded by Johnson and carried 5-0: Francis, Johnson, Jones, McKee and Munn voting 'yes'; Kuhlman and Hewitt absent.

**NEBRASKA NEON SIGN CO. FOR A CERTIFICATE OF APPROPRIATENESS FOR  
WORK AT THE CANDY FACTORY, 201 N. 8<sup>TH</sup> STREET IN THE HAYMARKET  
LANDMARK DISTRICT  
PUBLIC HEARING:**

**October 17, 2013**

Members present: Francis, Johnson, Jones, Kuhlman, McKee and Munn; Hewitt absent.

Ryan Haffey appeared as applicant. He presented a rendering of the proposed sign and where it would appear on the building. It sits at a 45 degree angle from the building. There are metal letters with lighting behind. He believes the effect will be very little. It will be metal panel with LED lighting behind.

Jones wondered if the mounting brackets are already there. Haffey replied there are no brackets on this building. Bolts will have to be installed. They will try for the mortar joints.

Francis questioned if the letters on the marquee can be removed. Haffey replied.

**ACTION:**

Jones moved approval of a Certificate of Appropriateness for a 7' x7' projecting sign with a 30" x 70" extension below for "The Cellar" and "Wine Bar", extending at a diagonal from the corner at the second floor level, seconded by Johnson.

Munn believes there is no sign on the building now. Haffey replied correct.

Motion for approval carried 5-1: Francis, Johnson, Jones, Kuhlman and McKee voting 'yes'; Munn voting 'no'; Hewitt absent.

**NEBRASKA NEON SIGN CO. FOR A CERTIFICATE OF APPROPRIATENESS FOR  
WORK AT THE LINCOLN FIXTURE BUILDING, 826 P STREET IN THE HAYMARKET  
LANDMARK DISTRICT**

**PUBLIC HEARING:**

**October 17, 2013**

Members present: Francis, Johnson, Jones, Kuhlman, McKee and Munn; Hewitt absent.

Haffey presented a rendering of the proposed sign and its location on the building.

Zimmer stated this is going from a non illuminated to illuminated request. It appears to meet the standards. HUDL is a sports software business that has something to do with coaching. It is a growing business.

Johnson questioned if this is the same entrance as Old Chicago. Haffey replied correct. They would like a hanging sign under the canopy to designate their entrance.

Munn wondered if there is anything wrong with painting a sign on a wall. Zimmer replied there is nothing wrong, just not many people do that anymore. On some locations, it has been discouraged if it covers up a historic sign. He doesn't know of a historic wall sign on this building, other than one from the 1970's. It has since been painted over.

**ACTION:**

Johnson moved approval of a Certificate of Appropriateness for a sign under the canopy marking the business entrance and a second wall sign on the east facade, both non-illuminated, design as presented, seconded by Kuhlman and carried 6-0: Francis, Johnson, Jones, Kuhlman, McKee and Munn voting 'yes'; Hewitt absent.

**APPLICATION BY "SWEEP LEFT" FOR A CERTIFICATE OF APPROPRIATENESS  
FOR WORK AT THE PEPPERBERG BUILDING, 815 O STREET IN THE HAYMARKET  
LANDMARK DISTRICT**

**PUBLIC HEARING:**

**October 17, 2013**

Members present: Francis, Johnson, Jones, Kuhlman, McKee and Munn; Hewitt absent.

No new information.

**Staff Report**

- Zimmer believes this is Audrey Mohr's last meeting. She is due for maternity leave from the Nebraska State Historical Society. Zimmer received the four year audit for the Certified Local Government process. There was lots of praise and a couple of items for improvement that will be corrected, or already have been.

- McKee brought to Zimmer's attention a new antenna on top of Waterpark Condominiums. Zimmer took a look at the site. He has been pursuing it at a Planning Dept. level and involved Building & Safety. The issue is not resolved yet. He will keep the Commission updated.
- Little St. James Church at 40<sup>th</sup> & Randolph: this is a duplex not yet completed. The east wall has been vinyl sided. It was supposed to be painted. Zimmer will look into this.
- Zimmer stated that Fall is a very busy tour and presentation time for him. He has already completed seven tours this week. He will be doing more tours in the coming weeks.
- The Haymarket is moving forward to a National Register nomination.
- Jim Hewitt was appointed as a Commissioner for Historic Preservation Commission. He will be present at the next meeting.
- Munn reported on the committee work. A group was formed to look into bylaws and regulations. They met a couple of times. They looked through some background work. They believe the regulations are adequate. It's all about commissioners knowledge and interpretation. He believes we don't need to reinvent the wheel, just understand it better. There will be an inventory of buildings in the Haymarket. He looks toward the future vision of what the Haymarket will be. The inventory will be a great help in looking at individual buildings.
- Zimmer noted that the building on 8<sup>th</sup> St. and Q St. had a tall vertical recess that said "Hardware". Before Hardware it said "Crackers". Somewhere in cleaning the building, you can now see Crackers.
- McKee wondered in looking at the Haymarket now, is there any chance to change the boundaries. Zimmer will be going over the boundaries carefully with Audrey Mohr and the Nebraska State Historical Society. Some changes might be made. The standards are somewhat different. The canopy will be included. These will be National Register boundaries. He will include Barry's and the Vermeer block. Barry's is a benign non-contributing building. He would include the gas station in the National Register boundary. Someday, it might not be a gas station. He believes there is enough integrity in the district overall. Having cleaner and more coherent boundaries would make sense.

McKee questioned if anything south of "O" Street would be included. Zimmer stated the question becomes involving the parking garage, which is totally out of character.

McKee is thinking of the whole block without the garage. It could be expanded half a block to the west. Zimmer will look at each corner. The intention is to build Canopy another block from O St. to N St. It isn't there yet. When built, it will be visually consistent. It could get tricky. He thinks he has to take the canopy all the way up to R St.

There being no further business, the meeting was adjourned at 2:40 p.m.

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